

The Salisbury Planning Board held its regular meeting on Tuesday, October 28 , 2003, in the City Council Chambers of the Salisbury City Hall at 4:00 p.m. with the following being present and absent:

PRESENT: Fred Dula Brian Miller, Jeff Smith, Rodney Queen, Ken Mowery, Len Clark, Jerry Wilkes, Sandy Reitz

ABSENT: Lou Manning, Sean Reid, Mitzi Clement, Eldridge Williams

STAFF: Joe Morris, Harold Poole, Patrick Ritchie, Dan Mikkelson, David Phillips, Tammy File

The meeting was called to order by Chairman Dula. The minutes of October 14 , 2003, were approved as published.

COMMITTEE REPORTS

The M-2 Zoning Committee report was given by Rodney Queen. The committee members mentioned several different uses considered for the property- from single family residential to commercial to parkland. The committee discussed different zoning classifications and the impact those different zoning classification would have on development of the property, as well as to the nearby neighborhoods.

After considering a number of different options, Rodney Queen made a motion to recommend SFC Single Family Conservation zoning, which would allow lots as narrow as 50 feet in width. It appears that more lots can be created with SFC zoning than can be created with other zoning types. Jerry Wilkes seconded the motion with all members voting AYE.

The Special Committee on Residential Subdivision Signs for Advertising Purposes report was given by Senior Planner Harold Poole. The committee discussed the possibility of setting a minimum number of acres or lots within the development before this could be applicable, but finally backed away from that requirement. They also discussed minimums of 200 or 100 acres.

The committee felt that these signs should be properly maintained, but felt the Zoning Board of Adjustment could revoke the permit if the signs became a visual problem.

The Zoning Board of Adjustment may approve a conditional use permit for a Master Development Sign and an Interior Development Sign at or two entrances into a residential subdivision provided-

- (1) The maximum size for any sign is 32 square feet.
- (2) The maximum height (about ground level) for any sign is 10 feet.
- (3) Materials consist of ¾" vinyl coated marine grade plywood, or better.
- (4) The signage by allowed only for the primary developer of the subdivision.

Ken Mowery made the motion to approve the conditions as shown above, Rodney Queen seconded the motion with all members voting AYE.

Committee 1's report on Subdivision problems as presented by John Fletcher was given by Rodney Queen. With the technical nature of Mr. Fletcher's questions and with the letter directed to Dan Mikkelson, it is questionable how much the committee should try and resolve the matter.

What is more appropriate is for the committee to see what kinds of problems there are within the Subdivision Ordinance and consider making some recommendations on changes there. An example of this would be the language which reads "at the discretion of the Planning Board ...". There is no question that Planning Board's decisions on preliminary plat subdivisions are affected, in part, on the Technical Review Committee's recommendation and, in part, on what the developer says in his presentation to the Planning Board. Frequently, he refutes the recommendations made by the Technical Review Committee. Also, he may bring "experts" including attorneys, realtors, surveyors, and other land use experts to back up his contentions. This places the Planning Board in a difficult position, and frequently the Board tries to appease both sides through compromise. In this case, the approval of the Stone Ridge, Section 2 preliminary plat affected the prior approval of the Oakview Heights preliminary plat by not following through with connectivity.

The committee will continue to meet to discuss this matter.

There being no further business to come before the Board, the meeting was adjourned.

Chairman

Secretary